

1 – 20, 22 – 42 and 44 Goldthread Terrace and 5 – 16 Wingstem Court – Part Lot Control Exemption Application – Final Report

Date:	March 19, 2014
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 10 – York Centre
Reference Number:	14 100579 NNY 10 PL

SUMMARY

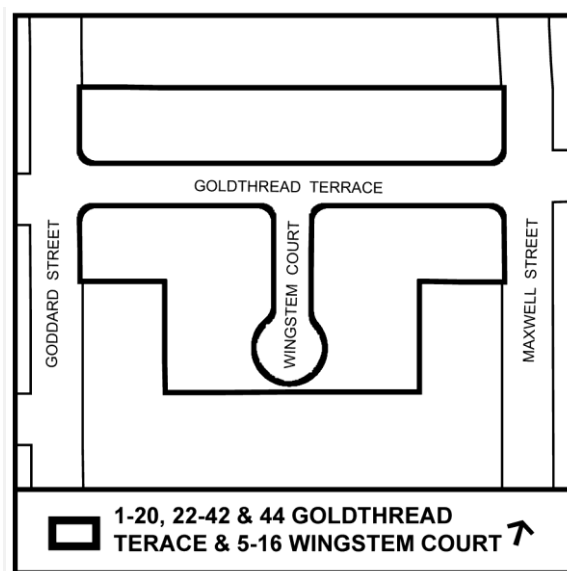
An application has been submitted to permit exemption from part lot control for 1 – 20, 22 – 42 and 44 Goldthread Terrace and 5 – 16 Wingstem Court. The lifting of Part Lot Control on the subject lands will divide twenty-seven (27) semi-detached dwellings, creating 54 units for individual ownership.

This report reviews and recommends approval of Part Lot Control Exemption.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council enact a Part Lot Control Exemption By-law with respect to the subject lands at 1 – 20, 22 – 42 and 44 Goldthread Terrace and 5 – 16 Wingstem Court as generally illustrated on Attachment 1 to report dated March 13, 2014, to be prepared to the satisfaction of the City Solicitor and to expire one year following enactment by City Council.



2. City Council require the owner to provide proof of payment of all current property taxes for the subject lands to the satisfaction of the City Solicitor, prior to the enactment of the Part Lot Control Exemption By-law.
3. City Council authorize and direct the City Solicitor to register the Part Lot Control Exemption By-law on title.
4. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Part Lot Control Exemption By-law as may be required.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

By-law 771-2012 was enacted on June 8, 2012. It zoned the subject land RM2(43) to permit semi-detached dwellings with certain performance standards. Single detached dwellings are also permitted on a portion of the site. Final Subdivision Approval was issued on May 10, 2013 (66M-2507), which created 8 lots for single detached dwellings and 27 lots for semi-detached dwellings, for a total of 62 units.

ISSUE BACKGROUND

Proposal

Through Subdivision Approval, 8 lots were created for single detached dwellings and 27 lots were created for semi-detached dwellings. The intent of this application is to divide the semi-detached dwellings for individual ownership, creating 54 units. Refer to Attachment No. 2 to report March 1, 2014 for project data.

Site and Surrounding Area

The subject property is approximately 2.1 hectares (5.3 acres) in size and is a through-lot located between Goddard Street and Maxwell Street, north of Combe Avenue. The property has frontage of approximately 124 metres on both Goddard Street and Maxwell Street. The land is generally flat with some sloping occurring upward from new and proposed roads. The site was formerly occupied by a 5,000 square metre Toronto Hydro office / warehouse building with a large parking area and a narrow landscape buffer. The dwellings are currently under construction.

Land uses surrounding the site are as follows:

North: one and two storey single detached dwellings on Panahill Road.

South: an existing transformer station and one and one-and-a-half storey single detached dwellings on Combe Avenue.

East: one and one-and-a-half storey single detached dwellings on Maxwell Street and the Carscadden Greenbelt (part of the Don River Parklands) beyond.

West: one and one-and-a-half storey single detached dwellings on Goddard Street and the Beth Emeth Bais Yehuda Synagogue, the Gan Yeladim Day Care and Chapley (Irving W.) Park beyond.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and, protecting public health and safety. City Council's planning decisions are required to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation.

City Council's planning decisions are required by the Planning Act, to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The subject lands are designated *Neighbourhoods* in the Official Plan (Map 16). Policy 4.1.1 states *Neighbourhoods* are considered physically stable areas made up of broad residential uses in lower scale buildings such as detached houses, semi-detached houses, duplexes, triplexes, and townhouses, as well as interspersed walk-up apartments that are no higher than four storeys.

Zoning

By-law 771-2012 generally zones the site as RM2(43), permitting 27 semi-detached dwellings (54 units). A portion of the site is zoned R6(22), permitting 8 single detached dwellings.

Agency Circulation

The application was circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate draft plan approval conditions.

COMMENTS

Provincial Policy Statement and Provincial Plans

The proposal is consistent with the PPS. It accommodates a variety of dwelling types and efficiently uses land in an area served by existing municipal infrastructure. The proposal conforms and does not conflict with the Growth Plan for the Greater Golden Horseshoe. It directs new growth to a built-up area through intensification, provides access to transit and provides for a variety of housing types.

Land Division

Section 50(7) of the Planning Act, R.S.O. 1990, as amended, authorizes City Council to adopt a by-law exempting lands within a registered plan of subdivision from Part Lot Control. The subject lands are within a registered plan of subdivision. The lifting of Part Lot Control on the subject lands is considered appropriate for the orderly development of the lands and will facilitate the development.

To ensure that the Part Lot Control Exemption does not remain open indefinitely, it is recommended that the By-law contain an expiration date. In this case, the By-law should expire one year following enactment by City Council. This time frame provides sufficient time for the completion of the proposed development.

CONTACT

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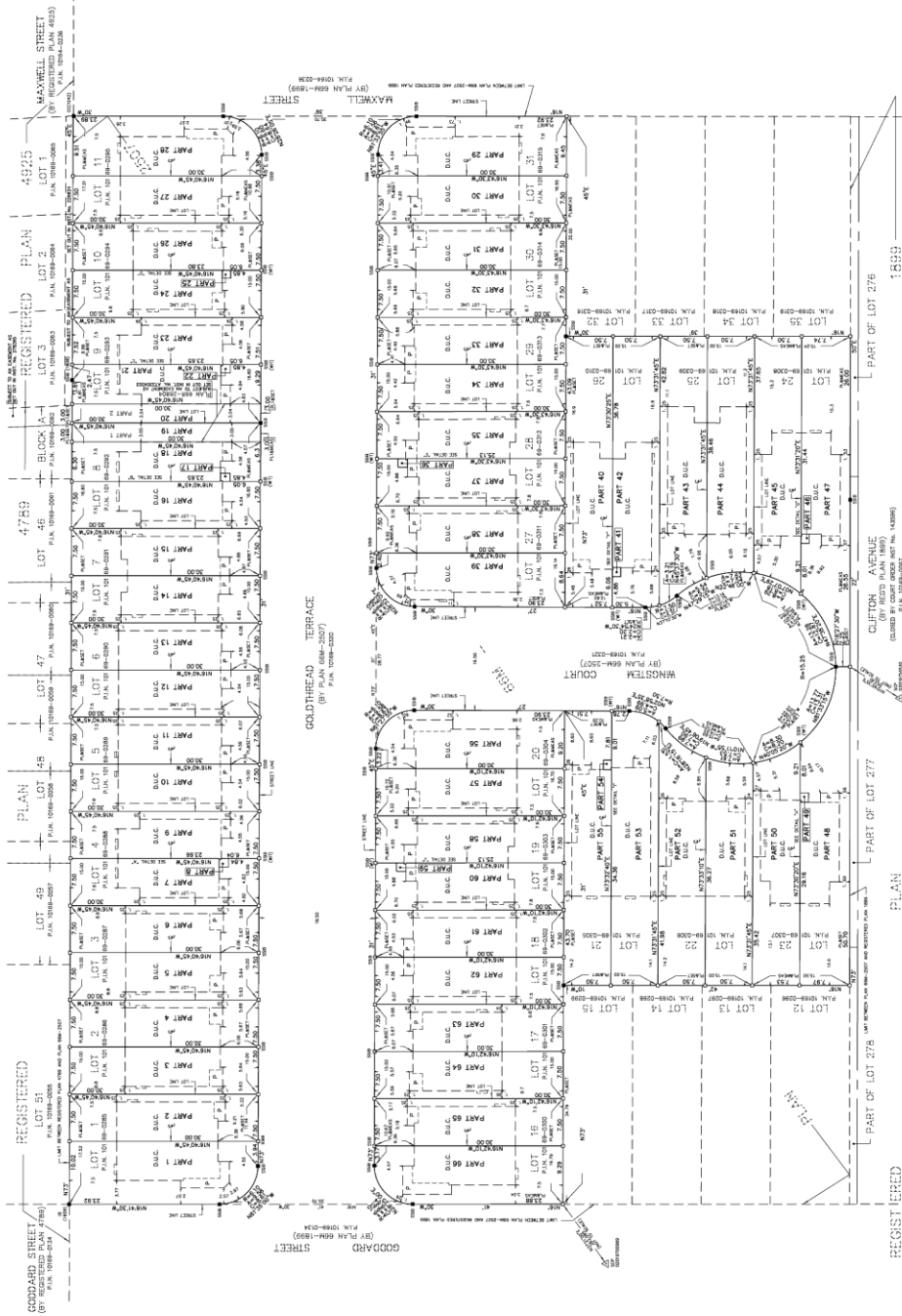
SIGNATURE

Allen Appleby, Director
Community Planning, North York District

ATTACHMENTS

Attachment 1: Part Lot Control Exemption Plan
Attachment 2: Application Data Sheet

Attachment 1: Part Lot Control Exemption Plan



1-44 Goldthread Terrace & 5-16 Wingstem Court

Site Plan
 Applicant's Submitted Drawing
 Not to Scale
 03/06/2014

File # 14 100579 NNY 10 PL

Attachment 2: Application Data Sheet

Application Type	Part Lot Control Exemption	Application Number:	14 100579 NNY 10 PL
Details		Application Date:	March 1, 2014

Municipal Address: 1 – 20, 22 – 42 and 44 Goldthread Terrace and 5 – 16 Wingstem Court

Location Description: PLAN 1899 LOT 279 TO 284 PT LOTS 276 TO 278 PT KENNARD AVE RP 64R12444 PART 1 **GRID N1003

Project Description: The application proposes to divide 27 semi detached dwellings on Lots 1 - 11 and Lots 16 - 31, creating 54 units for individual ownership.

Applicant:	Agent:	Architect:	Owner:
GEORGE PIETRACCI	RADY-PENTEK & EDWARD SURVEYING LTD.	N/A	ARISTA HOMES (NORTH YORK) INC

PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:
Zoning:	RM2(43)	Historical Status:
Height Limit (m):	10.6	Site Plan Control Area: N

PROJECT INFORMATION

Site Area (sq. m):	21440	Height:	Storeys:	2
Frontage (m):	124.1		Metres:	10.6
Depth (m):	173.09			
Total Ground Floor Area (sq. m):	0			Total
Total Residential GFA (sq. m):	14095.0		Parking Spaces:	54
Total Non-Residential GFA (sq. m):	0		Loading Docks	0
Total GFA (sq. m):	14095.0			
Lot Coverage Ratio (%):	35.5			
Floor Space Index:	0.97			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

	Freehold		Above Grade	Below Grade
Tenure Type:	Freehold			
Rooms:	0	Residential GFA (sq. m):	14095.01	0
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	0	Office GFA (sq. m):	0	0
2 Bedroom:	0	Industrial GFA (sq. m):	0	0
3 + Bedroom:	54	Institutional/Other GFA (sq. m):	0	0
Total Units:	54			

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